

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON: March 9, 2005

SUBJECT/TITLE: Introduction of Ordinance #05-O-21 Proposed Voluntary
Annexation of Garden Oaks of Piney Z

TARGET ISSUE: N/A

STATEMENT OF ISSUE

The owner of property located in the Garden Oaks of Piney Z has petitioned the City for annexation of approximately 15.8 acres. The property is currently undeveloped. Current zoning is R-3.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on February 4, 2005, and a copy of the annexation petition was also forwarded on that date.

RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-21 Garden Oaks of Piney Z and set public hearing date for March 30, 2005.

FISCAL IMPACT

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$882 in tax revenues in 2004.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors
City Manager

For Information, please contact: Dinah Hart, ext. 8181

ITEM TITLE: Introduction of Ordinance #05-O-21 Proposed Voluntary Annexation of Garden Oaks of Piney Z

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The owner of property located in the Garden Oaks of Piney Z (Tax I.D #3102200470000, 3102200010000 and 3102200430000) has petitioned the City for annexation of three parcels. Three residential structures are located on the property. Current zoning is R-3. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located in Garden Oaks of Piney Z.

II. Land Use

Planning Department staff has been requested to review the proposed annexation of Garden Oaks of Piney Z (approximately 13.5 acres) for consistency with the Comprehensive Plan. The owner's development plans are unknown at this time. This property is located in the County's R-3 zoning district, with Tax Identification nos. 3102200470000, 3102200010000 and 3102200430000.

Staff has reviewed the proposed annexation and finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].

- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

- This property is in the Mixed Use A land use category on the Future Land Use Map.
- The current zoning on this property is R-3, which has a maximum gross density of 8 du/ac. Certain community and recreational facilities related to residential uses are also permitted. The City's R-3 zoning district is identical to that of the County.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. This proposed area will be served by Fire Station 6, located at 2901 Apalachee Parkway. Staff recommends constructing two additional hydrants based on the preliminary development plan for the area.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff has reviewed the proposed annexation request. Single-family detached lots in Piney Z are adjoining to the north, east is undeveloped, townhouses adjoin to the west and single family detached (Tapley Trail) and undeveloped lands adjoin the site to the south. The City has a corresponding R-3 zoning district so no rezoning will be necessary upon annexation. Staff has identified no other land use or any environmental issues. From a concurrency standpoint, a segment of Apalachee Parkway at Sutor Road is deficient and may be an issue upon annexation and when a formal application for concurrency is made in conjunction with a development plan for the site.
- D. Public Works/Street Maintenance and Right of Way Service – The Stormwater Management, Streets and Drainage, Real Estate, and Traffic Engineering Divisions of the Public Works Department have no comments on the proposed annexation. The Engineering Division points out that Virgil Road is a wide unpaved, one-lane graded County road that does not connect to Piney-Z Plantation Road. If the owners wish to develop this property, they will have to make the improvements to the County's unpaved Virgil Road, at the developer's or the County's expense, not the City's. Staff has discussed this matter with the engineer of record and he understood that he would need to get that part of Virgil Road, from his property north to Piney Z, Phase 4, annexed into the City, and the roadway dedicated to Public use and brought up to City standards before he would be allowed to develop a recorded subdivision on his property.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The cost for installation of streetlights is approximately \$33,000.

- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. This parcel is served by both the 297 acre Tom Brown Park (active and passive), and the 795 acre Lafayette Heritage Trail Park which is primarily passive. No additional parks or facilities will be needed as a result of this annexation.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to these properties is approximately one mile (Route 22), at the intersection of Connor Boulevard and Apalachee Parkway. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Water and sewer are available within 1000'. On site water and sewer extension are required. The sewer requires an off-site extension, in an easement across one property owner to the east. The sewer can serve the majority of the property by gravity, if this easement is acquired.
- K. Gas Service – Gas service is available and may be extended to this area if requested and after a feasibility analysis. The Gas Department has facilities adjacent to the properties requesting annexation, and has ample capacity to provide service.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential solid waste service for this parcel is readily available.

OPTIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-21 Garden Oaks of Piney Z and set public hearing date for March 30, 2005.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

RECOMMENDATIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-21 Garden Oaks of Piney Z and set public hearing date for March 30, 2005.

ATTACHMENTS/REFERENCES

Attachment 1 – Proposed Ordinance #05-O-21

Attachment 2 – Location Map

Attachment 3 – Annexation Petition